



REQUEST FOR COMMISSION ACTION

OG-08-06-518

BCC Hearing: July 1, 2008 @ 9:00 a.m.
Request: To approve the **Lone Pine Estates Major Subdivision**

I. Action Requested

This is a request from Michael Development Inc., represented by Kammerer Environmental Consulting, to approve the Lone Pine Estates Major Subdivision.

II. Subdivision Proposal

- The Lone Pine Estates Subdivision is a 17-lot major subdivision of 34.86 acres located northeast of Stevensville.
- The applicant is proposing cash-in-lieu of parkland dedication.

III. Planning Staff Recommendation

Planning Staff recommends conditional approval of the subdivision. (See attached Staff Report.)

IV. Planning Board Recommendations

The Ravalli County Planning Board conducted a public meeting on this subdivision proposal on June 18, 2008. The Board reviewed the six subdivision criteria, as summarized below:

1. **Effects on Agriculture.** *Three Board members found the effects significant, three Board members found the effects to be non-significant, and one Board member abstained.*

Findings for significant:

- The property appears to be excellent farmland. After the land is subdivided there will be no space for agriculture.
- No amount of money will mitigate the loss of farmland.
- One Board member lives near the proposed subdivision on 3.5 acres and has an excellent pasture after moderate use of fertilizer.

Finding for non-significant:

- One Board member stated he has first hand knowledge that the area is not great farmland. The soil is devoid of lime, is acidic and gravelly, and the land would not be considered prime hay ground.
- NRCS has classified the property as not being prime farmland; we need to respect the experts.

2. **Effects on Agricultural Water-user Facilities.** *Three Board members found the effects significant and four Board members found the effects to be non-significant. (Staff note: This is in agreement with the Staff Report findings.)*

3. **Effects on Local Services.** *Four Board members found the effects significant and three Board members found the effects to be non-significant.*

Findings for significant:

- Local Services cannot adequately provide for the existing density.
- Emergency service response times are inadequate.
- There are cumulative impacts of development which are taxing Local Services ability to serve the community.

4. **Effects on the Natural Environment.** *Three Board members found the effects significant and four Board members found the effects to be non-significant. (Staff note: This is in agreement with the Staff Report findings.)*

5. **Effects on Wildlife and Wildlife Habitat.** *Seven Board members found the effects were non-significant. (Staff note: This is in agreement with the Staff Report findings.)*

6. **Effects on Public Health and Safety.** *Four Board members found the effects significant and three Board members found the effects were non-significant.*

Findings for significant:

- Services cannot adequately provide for the existing density.
- Emergency service response times are inadequate.
- There are cumulative impacts of development that are taxing Emergency Services ability to provide consistent and reliable service to county residents.
- No hydrologic study or groundwater reports were submitted with the application.

After voting on the six review criteria, the following motion was made by the Board:

That the Lone Pine Estates Major Subdivision be denied based on the significant negative impacts the subdivision will have on Local Services and Public Health & Safety.

The Board voted 4 – 3 to approve this motion.

Please see the attached DRAFT Planning Board June 18, 2008 Meeting Minutes for details. A digital recording of the meeting is available.

Attachments:	Staff Report DRAFT Planning Board Meeting Minutes – June 18, 2008 Subdivision Application
Staff:	Randy Fifrick
Date:	June 24, 2008